

Chairperson Gerald Roberts called the regular meeting to order at 6:30 p.m. All Commissioners were present with the exception of Guy Pfalzgraff and Ron Bell. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Citizen's Comments

There were none.

Change to the Agenda

Chairperson Roberts accepted Staff's recommendation of changing the agenda by adding a training session about PUD's (Planned Unit Developments) after the current agenda items.

Commissioner Oelke motioned to have a PUD training session following item E on the agenda.

Commissioner Raley seconded the motion.

All were in favor and the motion carried.

Sketch Plan Review for the Mountain Valley Medical Park: located at 1285 3rd Street

Chairperson Roberts opened the public hearing and requested for staff's report and recommendations.

The following review was presented by James Shoopman, City Planner.

Project Proposal

The Mountain Valley Medical Park Sketch Plan proposes to subdivide approximately 6.24 acres into approximately 10 lots.

Zoning Regulations

The property's zone district is MR, which provides for a mixture of medically oriented activities, clinics, pharmacies, and hospitals along with its residences.

Sketch Plan Requirement

Staff review of the sketch plan has found it to substantially comply with the sketch plan review requirements of 16.04.050 (C).

Required Improvements, Dedications, and Minimum Design Standards

The following will need to be addressed and/or corrected at preliminary:

1. Site Plan:

- A. A separate plat will be required for the Delta County Memorial Hospital parcel to reflect road & easement dedications, storm drainage, a parcel split, ect.*
- B. The dimensions of Lot 9 will need to average a 3:1 depth to width ratio to satisfy the requirements of 16.04.070.E.8.*

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Required Improvements, Dedications, and Minimum Design Standards

- C. The site distance of 3rd & Stafford will need to be evaluated and kept clear of obstructions.*

2. Streets/Access:

- A. Mountain View St. should possibly be named Mountain Valley St. to match the subdivision name or Porter St. to be consistent with the connection to Porter Ct.*
- B. Vertical curbing with roll-over at corners may be required.*
- C. A traffic study may be required, as directed by the Public Works Director, to recommend needed improvements, if any, to Stafford Ln and 3rd St (ie. acceleration/deceleration lanes).*

3. Utilities:

- A. Fire flow & hydrant placement will need to be addressed.*
- B. Tap fees will need to be paid prior to recording a final plat.*

4. Parks/Landscaping/Irrigation/Drainage:

- A. Parks fees of \$1203 per lot will need to be paid prior to recording a final plat.*
- B. Landscaping plans will be required for outlots A & B.*
- C. Perimeter fencing and/or landscaping that compliments the surrounding uses may be required.*
- D. Irrigation ditches must be piped if they are to be used or feed to another parcel.*
- E. Drainage, soils, & slope stability reports are required.*
- F. Storm drainage will need to be addressed and designed so that gutter capacity is not exceeded.*
- G. The developer will need to work with the Army Corp of Engineers regarding the wetlands areas.*

2. Misc:

- A. Misc redline correction need to be made.*
- B. The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.*
- C. Sketch Plan approval shall expire 1 year from the date of such approval.*

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Staff Recommendations

This submittal appears to substantially comply with the sketch plan requirements of 16.04.050 (C). The issues listed above (minimum design standards) will need to be resolved during the preliminary process.

The development must comply with all City requirements and other regulatory/permitting agency requirements.

*Staff recommends **approval** of the Mountain Valley Medical Park sketch plan.*

Chairperson Roberts commented that Planning Commission should require a traffic study and then requested the applicant's presentation.

Jessica Loveland, engineer for Ute Engineering, stated that the buildings would fit the area professionally and be consistent with the overall plan.

Chairperson Roberts closed the public hearing.

Commissioner Raley questioned if there had been previous issues concerning lot 9.

Mr. Black clarified that the design of that had been changed.

Commissioner Oelke stated that it looked like a good project for the area.

Mr. Black asked if they wanted to discuss the landscaping.

Chairperson Roberts stated outlot B would be preferable for the landscaping.

Commissioner Raley reiterated the importance of the traffic study on 3rd Street and Stafford Lane.

Commissioner Jahn questioned the through street.

Commissioner Raley motioned to approve the Mountain Valley Medical Park sketch plan.

Commissioner Jahn seconded the motion.

All were in favor and motion carried.

Minutes

Commissioner Raley motioned to accept the minutes as submitted by the secretary.

Commissioner Oelke seconded the motion.

All were in favor and the motion carried.

Commissioner Comments

Commissioner Raley stated that he thought that the Mountain Valley Medical Park has a good plan.

Commissioner Grace agreed.

Commissioner Jahn stated that he was concerned about the rate of speed, and could they possibly construct speed bumps.

Mr. Black stated clarification of this subject.

Staff Comments

Mr. Black reminded the commission about the Comprehensive Plan meeting being held at Bill Heddles Recreation Center, and starting at 7:00 p.m. on Monday.

PUD (Planned Unit Development) Training

Mr. Shoopman passed out the material for training session on PUD (Planned Unit Development) minimum design standards.

The differences of a Commercial PUD and a Residential PUD were discussed.

Mr. Black clarified the subject of beneficial effects.

Mr. Shoopman wanted to define the term; common open space.

Mr. Black clarified that zoning district regulations are considered before the PUD standards.

PUD regulations incorporate subdivision regulations and zoning districts regulations.

Sewer and water availability were also discussed.

Commissioner Jahn motioned to adjourn the meeting.

Commissioner Raley seconded the motion.

All in favor and the motion was passed.

Meeting adjourned at 8:25 p.m.

Lee A. Barber, Executive Secretary